

**Written Requests for Amendments: Supplement
April 3, 2002**

Page 2

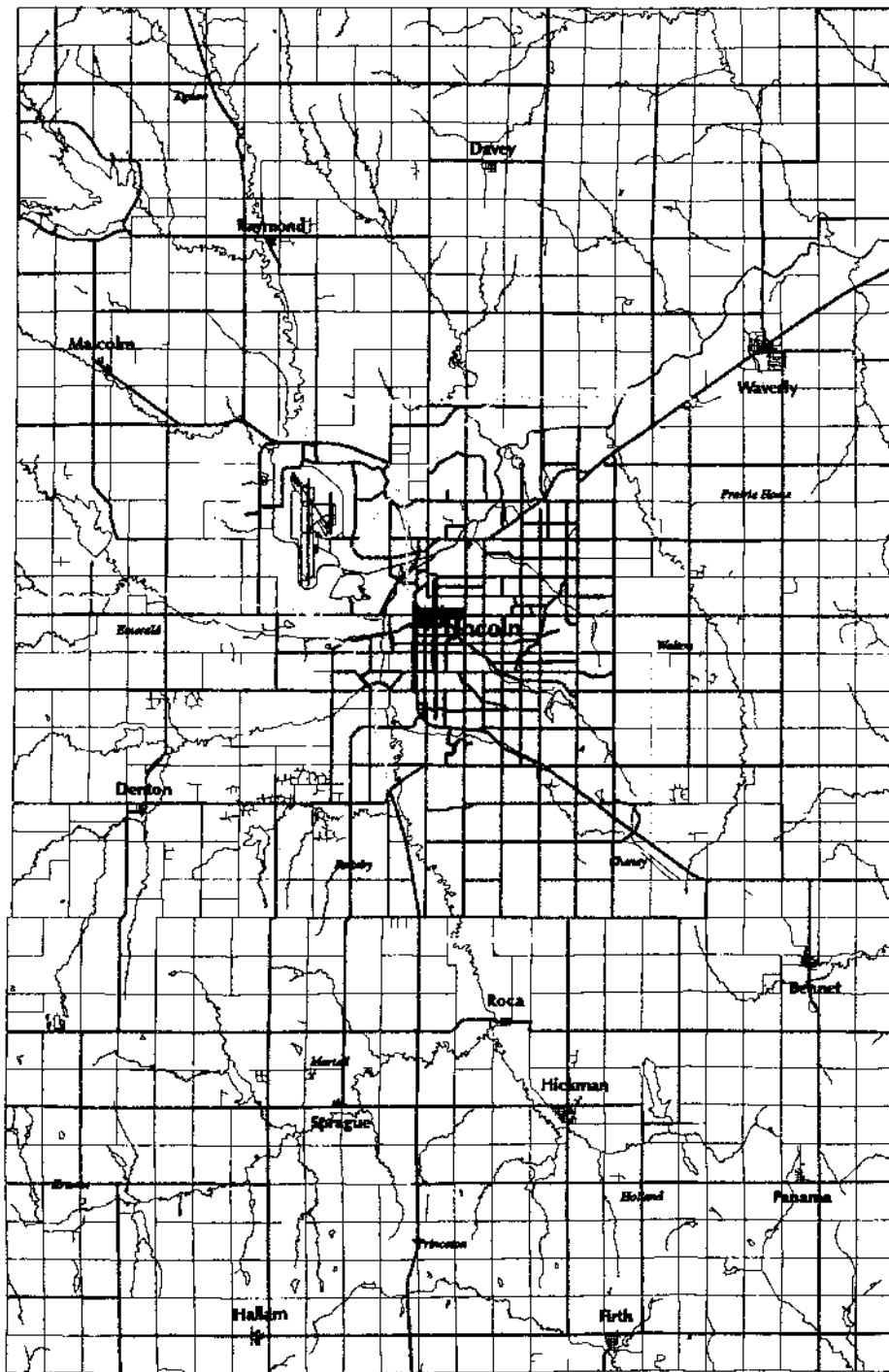
Plan Page #	Amendment Request	Name	Request Item #	
F134	Add a Future Park Facilities map, with modifications	Parks & Recreation	(5)	
F135	Add (with modifications) definition of Regional parks	Parks & Recreation	(5)	
F137	Add sentences to existing text regarding swimming pool locations and design criteria	Parks & Recreation	(6)	
<i>Future Conditions - Plan Realization</i>				
F160	Add text to examine the relationship between human services planning and land use planning where appropriate	County Board	(1)	

*****REGULAR ITEMS*****

Plan Page #	Amendment Request	Name	Request Page #	
<i>Residential</i>				
F67	Add text regarding setback and buffer provisions	Mary Roseberry-Brown, for Friends of Wilderness Park	(10)	

ALTERNATIVE FUNCTIONAL STREET AND ROAD CLASSIFICATION: EXISTING

Lincoln - Lancaster County Comprehensive Plan



SW 142nd St
SW 128th St
SW 114th St
SW 100th St
SW 86th St
SW 72nd St
SW 58th St
SW 44th St
SW 30th St
SW 16th St
SW 2nd St
S 12th St
S 26th St
S 38th St
S 54th St
S 68th St
S 82nd St
S 96th St
S 110th St
S 126th St
S 140th St
S 146th St
S 162nd St
S 176th St
S 190th St

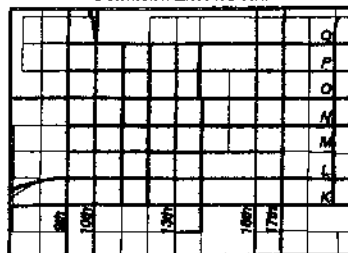
WORK IN PROGRESS

LEGEND

- Urban/Rural Interstate/Freeway & Expressway
- Urban/Rural Principal Arterial
- Urban/Rural Minor Arterial
- Urban Collector
- Rural Major Collector (State)
- Rural Major Collector (County)
- Rural Minor Collector
- Urban Area Boundary

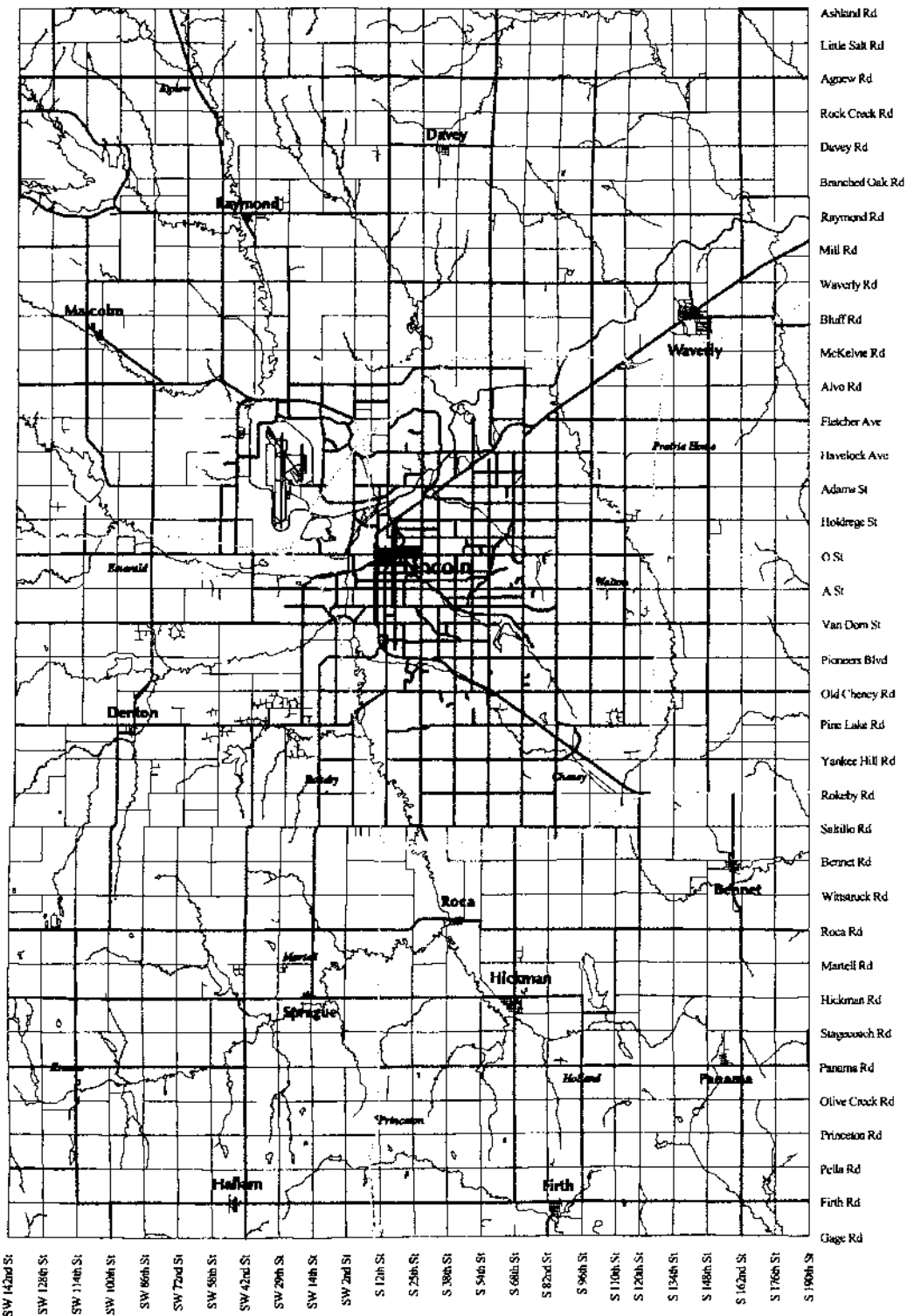


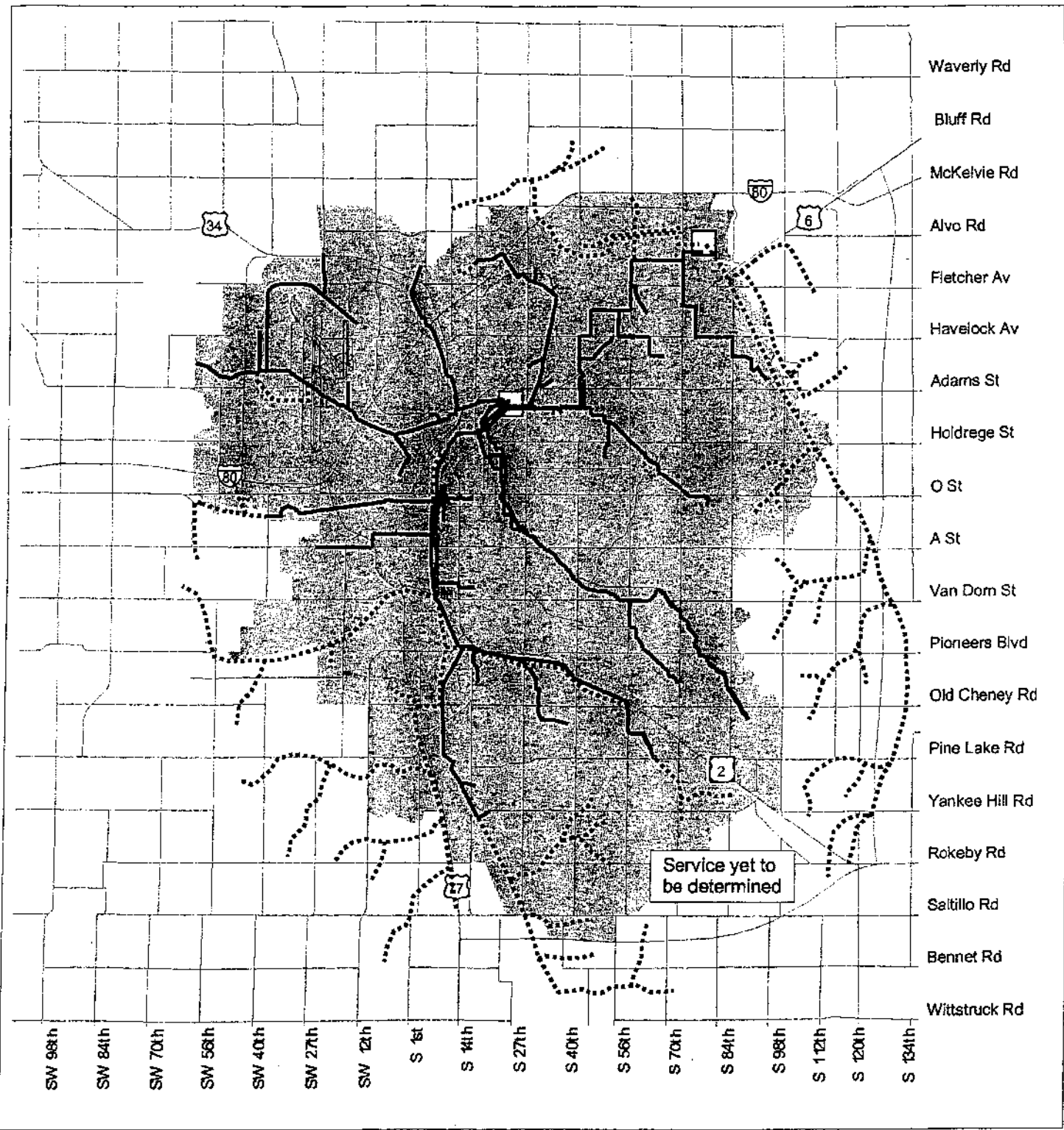
Downtown Lincoln Detail



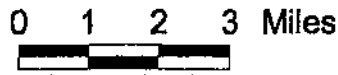
ALTERNATIVE FUNCTIONAL STREET AND ROAD CLASSIFICATION: FUTURE

Lincoln - Lancaster County Comprehensive Plan





Preliminary City of Lincoln Long Range Wastewater Facilities



Lincoln City / Lancaster County
Comprehensive Plan

m:\plan\complan\final_maps\wastewater.apr March 27, 2002



Trunk Sewers



Preliminary Future Wastewater Improvements

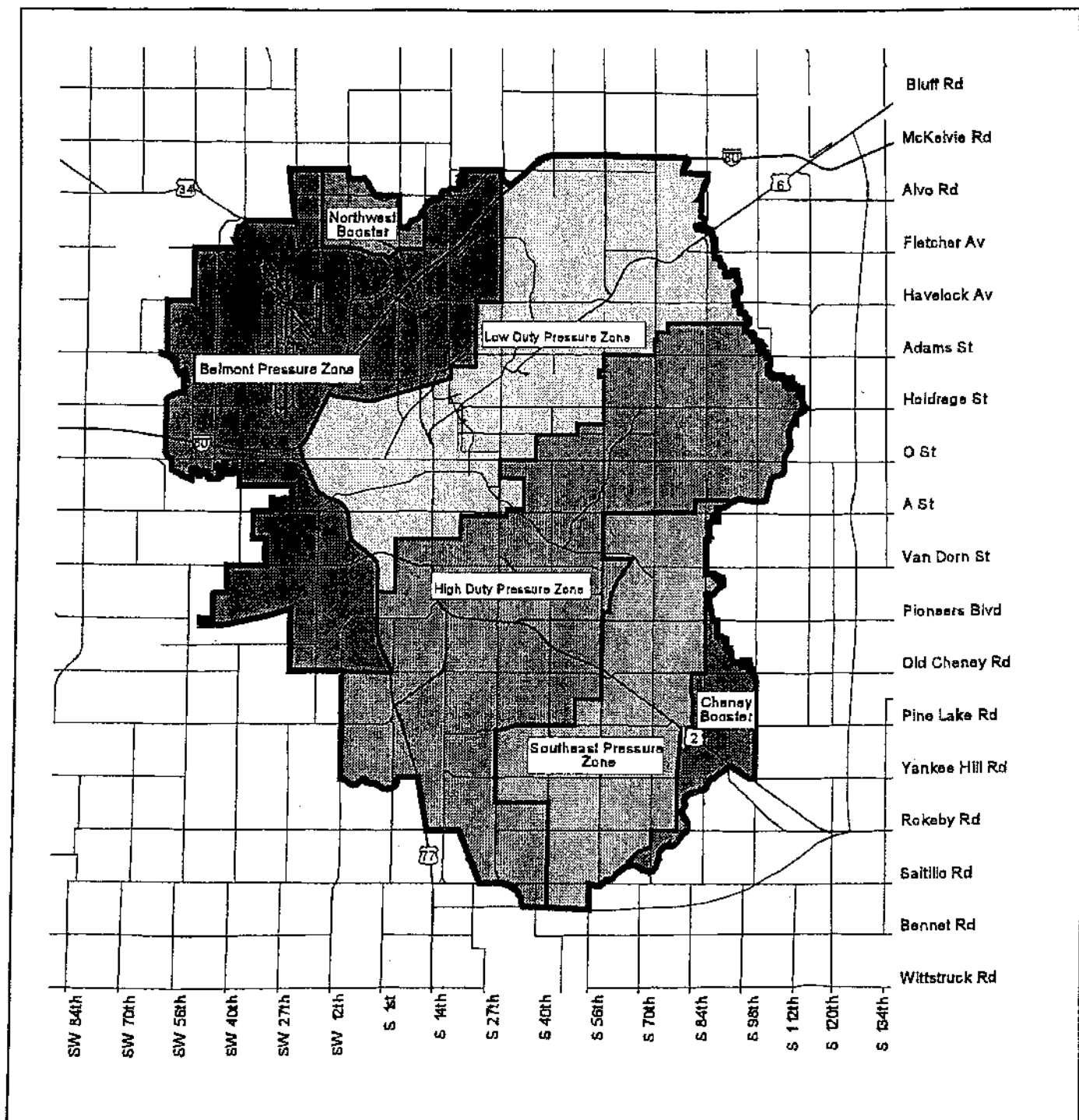


Wastewater Treatment Plant



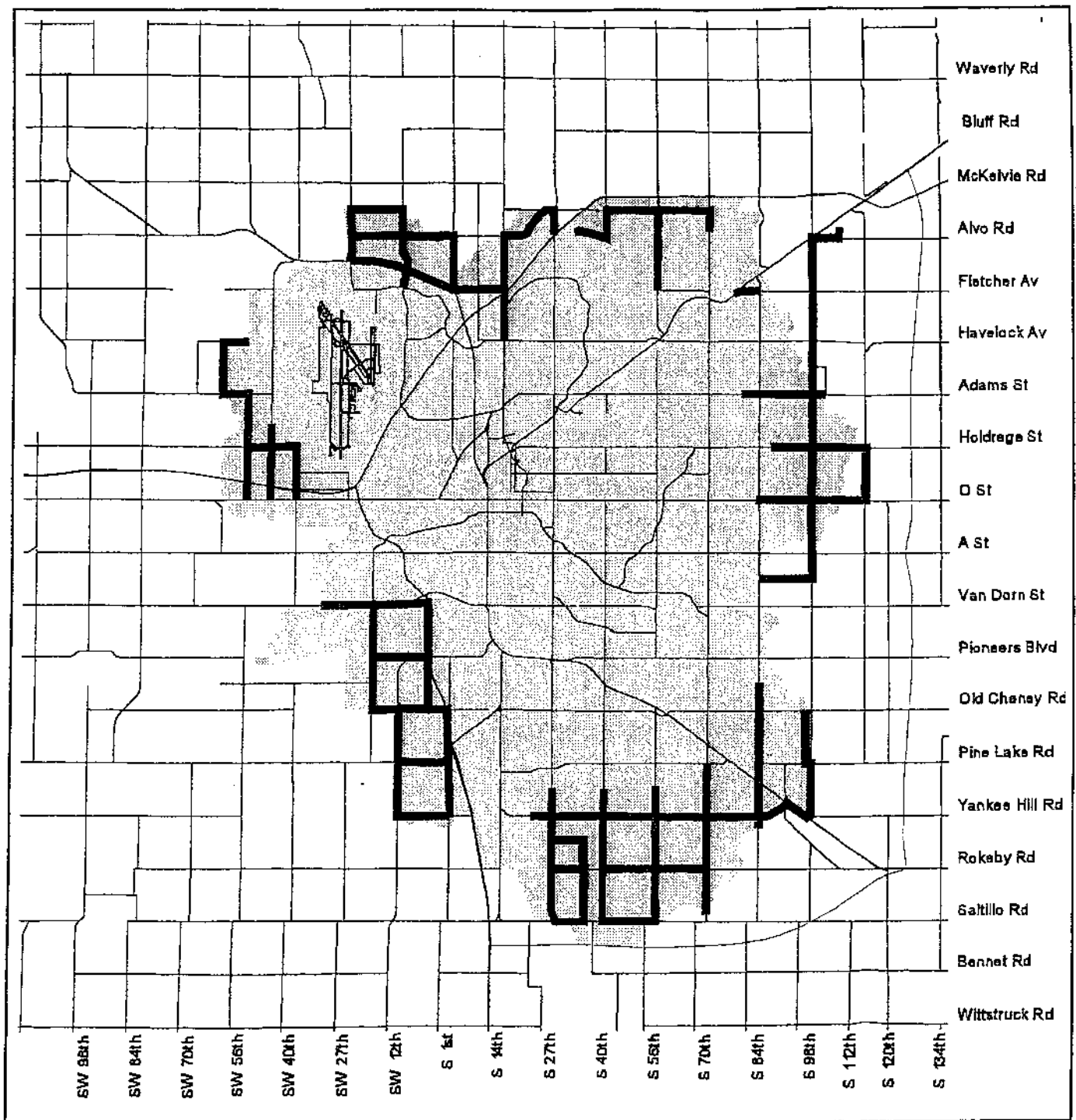
Future Service Limit

Subject to further review and more detailed study



Water Pressure Zones for the Lincoln Water System





Distribution Improvements for the Lincoln Water System



Written Requests for Amendments: Supplement
April 3, 2002

Page 1

*****CONSENT ITEMS*****

Plan Page #	Amendment Request	Name	Request Item #	
<i>Existing Conditions - Transportation</i>				
E58	Modify text regarding city and county trails system.	Planning Commission Workshops	(4)	
<i>Existing Conditions - Parks, Recreation, & Open Space</i>				
E77	Add text concerning LPSNRD trails.	Planning Commission Workshops	(4)	
<i>Future Conditions - The Economy</i>				
F13	Delete reference to "upper middle income" as part of location preferences discussion	Planning Commission Workshops	(4)	
<i>Future Conditions - Community Form</i>				
F19	Modify text to moderate the assumption that six percent of the population will reside on acreages	County Board	(2)	
F20	Delete reference to "walking distance" in reference to neighborhood park distances.	Planning Commission Workshops	(4)	
F29	Add text to acknowledge the work of the Stevens Creek Basin Initiative Task Force and of the importance of the basin to the future of the city and county.	County Board	(3)	
<i>Future Conditions - Transportation</i>				
F102/ F103	Change text and maps regarding functional street classification	MPO Technical Committee	(7)	
<i>Future Conditions - Parks, Recreation, & Open Space</i>				
F134	Add text regarding youth baseball/softball complexes in community parks	Commissioner Schwinn	(8)	



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Page 2

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F134	Add a Future Park Facilities map, with modifications	Parks & Recreation	(5)	
F135	Add (with modifications) definition of Regional parks	Parks & Recreation	(5)	
F137	Add sentences to existing text regarding swimming pool locations and design criteria	Parks & Recreation	(6)	
<i>Future Conditions - Plan Realization</i>				
F160	Add text to examine the relationship between human services planning and land use planning where appropriate	County Board	(1)	

*****REGULAR ITEMS*****

Plan Page #	Amendment Request	Name	Request Page #	
<i>Residential</i>				
F67	Add text regarding setback and buffer provisions	Mary Roseberry-Brown, for Friends of Wilderness Park	(10)	

*****CONSENT ITEMS*****

Plan Page #	Amendment Request	Name	Request Page #	
<i>Existing Conditions - The People</i>				
E8	Add text regarding percent of owner occupied dwelling units.	Patte Newman, Planning Commission	1	
<i>Existing Conditions - Environmental Resources</i>				
E30 & others	Amend appropriate maps to use recently adopted floodplain boundaries to update County Floodplains, Land Use Map and any other maps where floodplain was used	Planning Department	2	
<i>Existing Conditions - Utilities</i>				
E46	Add text bio-solids, recycling, yard waste and programs that extend the life of the landfill.	Patte Newman, Planning Commission	3	
E47	Add a list of County Engineer facilities.	County Board	7	
<i>Existing Conditions - Transportation</i>				
E56-57	Add information about Lancaster County Rural Transit.	County Board	7	
<i>Existing Conditions - Community Facilities</i>				
E73	Add Trabert Hall and list Lancaster County Agricultural Society Events Center to list of public facilities	County Board	7	
<i>Existing Conditions - Parks, Recreation, & Open Space</i>				
E75	Under <u>Lancaster County Parks and Recreational Services</u> add at the end of the second sentence, "... and Interstate Park located along I-180."	County Board	5	
<i>Existing Conditions - Financial Resources</i>				
E91	Under CIP add a paragraph to reflect the County's One and Six Year Road and Bridge Improvement Program	County Board	7	
<i>Future Conditions - The Economy</i>				

Plan Page #	Amendment Request	Name	Request Page #	
F9	Under the Economic Starting Line, add information regarding the importance of agriculture to our community	County Board	8	
F11	Under Regional Economic Dynamics make reference to the I-80 Corridor Study	County Board	8	
<i>Future Conditions - Community Form</i>				
F20	Add language at end of preservation sentence	Urban Development Dept.	16	
F25	Use new adopted federal floodplain delineations in land use map and other maps where applicable.	Planning Department	2	
<i>Future Conditions - Business & Commerce</i>				
F50	Add sentence that brownfield sites should be redeveloped and hazards mitigated.	Urban Development Dept.	17	
<i>Future Conditions - Environmental Resources</i>				
F55	Change "programmed" to "determined"	MPO Technical Committee	19	
<i>Future Conditions - Residential</i>				
F70	Add "Promote the phasing out of incompatible uses over time."	Urban Development Dept.	17	
F75	Minor change to add word "Annual <u>Action</u> Plans"	Urban Development Dept.	17	
<i>Future Conditions - Utilities</i>				
F80	Add Water and Wastewater Future Facilities maps	Public Works & Utilities	--	
F81	Under Wastewater Services include information regarding standards for individual wastewater systems and the role played by the County Health Department	County Board	14 -15	
<i>Future Conditions - Transportation</i>				
F93	Change "pedestrian facilities plan" to "Pedestrian Activities Center Plan"	MPO Technical Committee	19	
F94	Change "database of deficient pedestrian facilities" to "database of all pedestrian facilities"	MPO Technical Committee	19	

Plan Page #	Amendment Request	Name	Request Page #	
F94	Add strategy "The planning process is to develop standards that define pedestrian level of service."	MPO Technical Committee	19	
F98	Add sentence on public transportation	MPO Technical Committee	20	
F104	Correct errors in West Van Dorn	Public Works & Utilities	23	
F108	Remove word "city" from project titles	MPO Technical Committee	20	
F109	Add word "study" to Highway 77 and Pioneers and Highway 77 and Old Cheney "Overpass/Interchange/Study"	MPO Technical Committee	20	
F110	Correct errors in right-of-way standards on O Street, Vine Street and Highway 2	Public Works & Utilities	23	
<i>Future Conditions - Information Technology</i>				
F126	Under Information Technology, subheading Strategies, amend the second bullet to include "rural"	County Board	5	
<i>Future Conditions - Parks, Recreation, & Open Space</i>				
F134	Add a Future Park Facilities map	Parks & Recreation Advisory Board	25 & 28	
F135	Add definition of Regional parks	Parks & Recreation Adv. Bd.	25-26	
F135	Add sentence on acquiring parks in areas that are deficient in neighborhood parks	Parks & Recreation Adv. Bd.	26	
F136	Correct typographical error that recreation activity centers within schools would be "2,000" square feet not "200."	Parks & Recreation Dept.	--	
<i>Future Conditions - Plan Realization</i>				
F159	Delete Parks and Recreation Strategic Plan as a component of the Comp Plan	Parks & Recreation Adv. Bd.	27	
F160	Add text acknowledging the work of several groups on the Comprehensive Plan (as amended March 27th)	Planning Department	29	
F160	Add text on benchmark indicators that was inadvertently left out of draft	Planning Department	30-31	

*****REGULAR ITEMS*****

Plan Page #	Amendment Request	Name	Request Page #	
<i>Vision</i>				
V2	Amend Environmental Stewardship vision	Mary Roseberry-Brown, for Friends of Wilderness Park	37	
<i>Existing Conditions - Environmental Resources</i>				
E29	Correct definition of floodplains	Public Works & Utilities	41	
<i>Existing Conditions - Parks, Recreation & Open Space</i>				
E78	Reword Wilderness Park and Homestead Trail language	Mary Roseberry-Brown, for Friends of Wilderness Park	37	
<i>Future Conditions - The People</i>				
F5	Amend Comp Plan to change the annualized population growth rate used in the Plan from 1.5 percent to a figure between 1.8 percent to 2.2 percent	Steve Duvall, Planning Commission	42	
<i>Future Conditions - The Economy</i>				
F13	Add retail to list of business forces	Bob Norris	43	
<i>Future Conditions - Community Form</i>				
F19	Amend language "Specific areas will be designated so that up to six percent of the total population in the County can be accommodated on acreages." to acknowledge that amount of population might be more or less than 6%	County Board	8	
F19	Throughout the Plan, wherever the phrase "right to farm" appears, substitute in lieu thereof the phrase "property rights of agricultural landowners."	Home Builders Assoc. of Lincoln	44	
F20	Replace "Wilderness Park" with a "greenway corridor" from statement "Wilderness Park should be extended to the south...."	County Board	9	
F20	Add new text on affordable housing	Home Builders Assoc. of Lincoln	45	

Written Requests for Amendments (Public & Private)

As of 12:00 p.m. March 29, 2002

Page 5

Plan Page #	Amendment Request	Name	Request Page #	
F25	Change portion of 140 acres of Agricultural and Agricultural Stream Corridor to Commercial and Industrial use at Highway 6 and 162 nd Street.	Arvid Wunderlich	46	
F25	Add commercial use on southeast corner of 84 th and Havelock	Charlie Willnerd for Lancaster County Agricultural Society	48	
F25	Change 120 acres of Agricultural to Low Density Residential at S. 82 nd and Roca Road	Tom Huston for Alan Baade	51	
F25	Change Agricultural to Low Density Residential between S. 112 th and 120 th south of Old Cheney Road	Kent Seacrest for Winona Ketelhut, Connie Heier and Patricia Slaughter	58	
F25	Change Urban Residential to Commercial at N. 84 th and Adams Street	Kent Seacrest for North Forty Golf Inc.	60	
F25	Change 5 acres of Urban Residential to Commercial near NW 48 th and West Holdrege	Environmental Design Group for Gary Gately	62	
F25	Change Commercial to Industrial south of NW 56 th and West O	Kent Seacrest for Land Construction Inc.	63	
F25	Add land uses abutting future beltways	Rick Krueger, Eleanor Francke, Merle Jahde and Debby Brehm	66	
F25	Add 2.3 acres of commercial southeast of 70 th & O Street	Brian Carstens for Krien Real Estate	68	
F25	Modify future land use designation for Downtown City Campus and East Campus areas to reflect current boundaries and future expansion of UNL	John Benson for University of Nebraska-Lincoln	70 & 72	
F25	Request Lot 12, Irregular Tracts in the Southwest Quarter of Section 36, Township 10 North, Range 5 East of the 6 th P.M., Lancaster County, Nebraska, be designated as "Low Density Residential" on the Lincoln/Lancaster County Land Use Plan.	Mark Hunzeker for Richard Berger	74	

Written Requests for Amendments (Public & Private)

As of 12:00 p.m. March 29, 2002

Page 6

Plan Page #	Amendment Request	Name	Request Page #	
F25	Request Lot 6, Irregular Tract in the Northeast Quarter of Section 15, Township 11 North, Range 7 East of the 6 th P.M., Lancaster County, Nebraska, be shown on the Lincoln/Lancaster County Land Use Plan as "Low Density Residential"	Mark Hunzeker for Pearle Finigan	76	
F25	Request that the Land Use Plan be amended to change the designation of the golf course property from "Green Space" to "Low Density Residential"	Mark Hunzeker for Hidden Valley Golf Course	78	
<i>Future Conditions - Community Form & Business & Commerce</i>				
F25 & F41	Designate commercial use for a Neighborhood Center on southeast corner of 27 th & Yankee Hill Road and move Community Center from 40 th & Rokeby Road to the west side of 40 th Street, ½ mile north of Rokeby Road	J. Michael Rierden for Lincoln Federal Savings	81 & 85	
<i>Future Conditions - Community Form</i>				
F29	Include a definition of urban acreage	County Board	10	
F30	Add several statements about full urbanization (54.5 sq. mi.) of the Stevens Creek Basin including the western bank (26.8 sq. mi.) as inside future service limit and eastern bank as "urban reserve"	Rick Krueger et al	65-66	
F30	Include in Tier 1 the property located North of Interstate 80 to Waverly Road, in between North 27 th Streets and North 40 th Streets	Kelly N. Tollefsen for StreiKing Farms	88	
F31-35	Delete Tier I and II Priority Area maps and associated language	Home Builders Association of Lincoln & others	93	
F30	Add more land to Tier I in west bank of Stevens Creek, east bank of Stevens Creek at north end and north of I-80	Home Builders Association of Lincoln & others	94	
F30	Request that N-2, shown in attached maps, be included within "Tier II" on the "Urban Growth Tiers" map	Mark Hunzeker for Jim Nagel and others	97-98	
F32	Amend Map of Tier I - Priority Areas: Add more land to Priority I, delete Priority 3 Area	Tom Schleich for HOME Real Estate	101	
F32	Change 160 acres southeast of 70 th and Yankee Hill Road to Tier I, Priority 1	Anne & Mark Hansen JoAnn & Robert Hansen	109	

Plan Page #	Amendment Request	Name	Request Page #	
F32	Add land east of 84 th Street and Van Dorn to Tier I	Hub Hall	111	
F33	Amend text to Tier I Priority Areas	Tom Schleich for HOME Real Estate	101	
F34	Add text to Tier II Priority Areas to provide more details on the planning process for Tier II	Planning Department	31-32	
F35	At end of Subarea Planning Process add "The work of the Stevens Creek Basin Initiative Task Force, in its recommended Planning Guidelines and the accompanying Summary Report are incorporated herein by reference and should form the basis for further planning in the Stevens Creek Basin."	Home Builders Assoc. of Lincoln	94	
<i>Future Conditions - Business & Commerce</i>				
F36	Reword sentence dealing with development in the floodplain	Mary Roseberry-Brown, for Friends of Wilderness Park	37	
F37	Add principle that expansion of commercial and industrial uses should not encroach on residences	Urban Development Dept.	16	
F38	Add and delete text on green space	Bob Norris	43	
F39	Change Heavy Industrial to Light Industrial at NW 27 th and Highway 34	Ross McCown for NEBCO Inc. (amended request)	113	
F39	Add a Heavy Industrial (HI) area in South Lincoln (location unspecified).	Tom Schleich for HOME Real Estate	106	
F41	Add symbols indicating new commercial/industrial centers at Highway 77 and South Beltway, Highway 2 and South Beltway, 98 th and Highway 6 and Highway 77 and I-80	Home Builders Assoc. of Lincoln	94	
F41	Add three new commercial/industrial centers	Bob Norris	43	
F42	Add sentence that new or established commercial uses should not encroach into neighborhoods.	Urban Development Dept.	16	
F48	Amend text for commercial Neighborhood Centers to require siting of centers within one year of adoption of Plan.	Tom Schleich for HOME Real Estate	106	

Written Requests for Amendments (Public & Private)

As of 12:00 p.m. March 29, 2002

Page 8

Plan Page #	Amendment Request	Name	Request Page #	
F49	Change "Lincoln's successful Theater Policy <u>must</u> be maintained and reinforced."	Urban Development Dept.	16-17	
F50	Minor revision to general discussion of Antelope Valley area	Urban Development Dept.	17	
F51	Under Development in Lancaster County, Outside of Lincoln, Amend text to read "continue to encourage and permit accessory home businesses and explore options to permit an additional outside employee on the premises to assist in the expansion of the home occupations."	County Board	6	
<i>Future Conditions -Environmental Resources</i>				
F57	Add Core Resource Imperatives map to Environmental Resources	Mayor's Pedestrian/ Bicycle Advisory Comm.	116 & 119	
F60	Reword sentence stormwater management practices to include buffer areas	Mary Roseberry-Brown, for Friends of Wilderness Park	38	
F61	Under Greenprint Challenge: Implementation Strategies remove "smoke buffers" and "smoke easements"	County Board	10	
F61	Change and add text under "Native Prairies and Grasslands,": Smoke and biological buffers of one quarter to one half mile around these sites are desirable, as ecological appropriate.	David Murphy	123	
F61	Delete language concerning prior notification to adjacent property owners of burnings	Mary Roseberry-Brown, for Friends of Wilderness Park	38	
F62	Under Salt Creek South/Wilderness Park, delete reference to Homestead Trail in Future Transportation section, no reference in that section	Mary Roseberry-Brown, for Friends of Wilderness Park	38	
F62	Reword language under South Salt Creek/Wilderness Park	Mary Roseberry-Brown, for Friends of Wilderness Park	38-39	
F62	Replace "Wilderness Park" and "parkland" with "Greenway Corridor" in statement "Greenways and Open Space: Salt Creek South/Wilderness Park.... Pursue the acquisition of additional parkland south from Saltillo Road..."	County Board	6	

Written Requests for Amendments (Public & Private)

As of 12:00 p.m. March 29, 2002

Page 9

Plan Page #	Amendment Request	Name	Request Page #	
F62	Add text under "Greenways and Open Spaces: General"	David Murphy	124	
F58- F65	Remove entire Greenprint Challenge text	Doug Nagel	127	
F63	Add text and map of trails and Greenway	Mayor's Pedestrian/ Bicycle Advisory Comm.	116-118	
<i>Future Conditions - Residential</i>				
F67	Amend Residential section Guiding principles to add more languages on affordable housing	Tom Schleich for HOME Real Estate	104-105	
F71	Add statement that "all property owners in Lancaster County that have AG zoned land be treated the same."	Rick Krueger et al	65	
F72	Add text on "build-through" acreages	Kent Seacrest for Winona Ketelhut, Connie Heier and Patricia Slaughter. Rick Krueger et al	57-58 & 65	
F73	Change "8 Dwelling Units Per Square Mile" to "32 Dwelling Units Per Square Mile" in Area A North and East (North Lancaster County)	Doug Nagel and others	127	
F72- 74	Modify the Acreage Development Policy map and text and recognize difference between urban and rural acreages	County Board	10-12	
F72 - 74	Modify the Acreage Development Policy map and text	Tom Schleich for HOME Real Estate	105-106	
F72- 74	Delete Acreage Development Policy map and text	Rick Krueger et al.	65	
F72- 74	Delete acreage text and add new proposed text	Home Builders Assoc. of Lincoln	138-139	
F73	Delete references to "eight dwelling units per square mile" for north part of the County, continue to use current County criteria to determine appropriateness for acreage use	Eleanor Francke	140	

Plan Page #	Amendment Request	Name	Request Page #	
F73	Include clustering concept of 4 homes to 20 acres within an eighty-acre parcel with a bonus of one house if all requirements are met with the exception that if parcel is not a full 80 acres due to correction lines or road rights-of-way then the remaining land could be less than 60 acres	Burdette Piening for Lancaster County Farm Bureau	142	
F77	Update/revise 1987 County zoning policy with a "point"/matrix system	County Board	12	
F77	Include in Rural Land Use Study: incentive bonuses for environmental and historic preservation; stream protection corridors; smoke buffers; Stevens Creek Report for further review	Eleanor Francke	140	
F77	Language be modified by inserting the word "approximately" in front of the word "one year"	Eleanor Francke	141	
F77	Amend language include that current rural land use policies continue to be implemented until rural land use study is completed	Eleanor Francke	141	
<i>Future Conditions - Utilities</i>				
F79	Add new text at end of Overall Guiding Principles to state "Planning and construction of utilities should be sized to accommodate service to all developable land in each watershed in Tier I, whether the entire watershed is planned for urbanization in the current planning period or the long term future."	Home Builders Assoc. of Lincoln	94	
F79-80	Include language that would allow Emerald to purchase water from Lincoln at a metered tap with a cost that can be adjusted with our sewage system and then conveyed to customers, direct lines to metered sites or annexation	Becky Vandenberg, Emerald Village SID#6	144	
F82	Add sentence on Floodplain Management in regards to Salt Creek	Public Works & Utilities	41	
F86	Request language be amended into Comp Plan, "Utilities/Electric Service Strategies: Within the City of Lincoln, implement a phased program to relocate overhead utility lines underground.	Lisa Good for Antelope Park Neighborhood Association	149	

Written Requests for Amendments (Public & Private)

As of 12:00 p.m. March 29, 2002

Page 11

Plan Page #	Amendment Request	Name	Request Page #	
F86	Request language be amended into Comp Plan, "Utilities/Cable Franchise: Within the City of Lincoln, implement a phased program to relocate overhead utility lines underground.	Lisa Good for Antelope Park Neighborhood Association	149	
F86	Request language be amended into Comp Plan, "Utilities/Telecommunications: Within the City of Lincoln, implement a phased program to relocate overhead utility lines underground.	Lisa Good for Antelope Park Neighborhood Association	149	
<i>Future Conditions - Transportation</i>				
F91-F100	Substitute text regarding Pedestrians, Bicycles and Trails and Public Transportation	Patte Newman, Planning Newman	150	
F94	Amend Pedestrian Facilities Coordination to include an "+++" under Security for school/parks pedestrian districts	Rose Quackenbush for Lincoln Volkssport Club	162	
F95	Revise timeline for implementation of Downtown Bicycle Facilities plan	MPO Technical Committee	19	
F95	Add bicycle trail text	Mayor's Pedestrian/Bicycle Advisory Comm.	115	
F100	Revise text as follows "Pursue coordination with special transit services providers to ... This <u>will</u> may include the <u>potential</u> coordination of such services <u>to be determined through a planning process with stakeholders, including clients, agencies and StarTran.</u> "	Lyn Kathlene	163	
F102	Change Functional Classification definitions	MPO Technical Committee	21-22	
F104	Between 1 st and 14 th , change Humphrey Ave. from "4 +center turn lane" to "2 + center turn lane" and Pennsylvania from undesignated to "2 + center turn lane"	Public Works & Utilities	24	
F104	Change proposed "study" to a designation that keeps open interchanges at Pioneers Blvd & Highway 77 and Old Cheney Road & Highway 77	Steve Larson for Yankee Hill Neighborhood Association	166	
F104 & 110	Remove reference to Wildrose Lane Study and replace with a study of an interchange at N. W. 12 th and Highway 34	County Board	6	

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As of 12:00 p.m. March 29, 2002

Page 12

Plan Page #	Amendment Request	Name	Request Page #	
F104 & 110	Amend Comp Plan by removing all references to a North 14 th Street Traffic Study, from approx. Superior Street to Cornhusker Highway, include deleting references to study appearing on the "Projects & Studies: Lincoln Area Roadway Improvements 2025" and the text describing the study appearing under the "Proposed Studies" list	Patte Newman, Planning Commission and others	167	
F104 & 110	Amend Comp Plan by removing all references to a Yankee Hill Road Crossing Study of Wilderness Park, include deleting references to study appearing on the "Projects & Studies: Lincoln Area Roadway Improvements 2025" and the text describing the study appearing under the "Proposed Studies" list	Patte Newman, Planning Commission and others	168	
F107	Insert language regarding the "Two Plus Center Turn Lane Program"	Patte Newman, Planning Commission	169	
F110	Add language to "Nebraska Highway 2 Corridor Preservation" sub element	Jon Carlson, Planning Commission	170	
F110	Amend Comp Plan to include under Proposed Studies: Beltways and Fringe Arterials - Explore options for promoting the maximum utilization by local traffic of the west, south, and east beltways, Interstate 80, and major urban fringe arterials in order to minimize the impact of future traffic growth on existing interior roadways	Mary Bills-Strand, Planning Commission	171	
F111	Add McKelvie from NW 12 th to N. 1 st and NW 12 th the ½ mile south of McKelvie to Potential 120' ROW	MPO Technical Committee	20	
F112	Substitute language for "Right-of-Way Considerations"	Patte Newman, Planning Commission	172	
F118-F121	Replace text on Transportation System Management Program	Public Works & Utilities	173	
F122	Amend text for Airports and Airfields to begin Part 150 Airport Noise Compatible Planning Study within one year from adoption of this Comprehensive Plan.	Kent Seacrest for B & J Partnership, Ltd	178	
Future Conditions - Community Facilities				
F129	Include language concerning downtown and main library	Bobbi Allen for Preservation Association of Lincoln	179	

Plan Page #	Amendment Request	Name	Request Page #	
F130	Amend text for medical health care	Tom Schleich for HOME Real Estate	106	
<i>Future Conditions - Parks, Recreation & Open Space</i>				
F137	Revise text on city swimming pools	Parks & Recreation Adv. Bd.	26-27	
F137	Add sentence that Kuklin pool should be relocated north of O Street	Parks & Recreation Adv. Bd.	27	
F139	Add to text on database strategy and add "encourage conservation of trees unique due to species, size or <u>location</u> ."	Parks & Recreation Adv. Bd.	27	
<i>Future Conditions - Historic & Cultural Resources</i>				
F142	Four proposed strategies for historic preservation	Preservation Association of Lincoln	179	
<i>Future Conditions - Financial Resources</i>				
F150	Clarify use of park and trail dedication for residential and commercial developments	Parks & Recreation Adv. Bd.	27	
F151	Request cross referencing between human services planning efforts and land use planning where appropriate	County Board	6	
<i>Future Conditions - Plan Realization</i>				
F160	Amend text on Plan Amendments to require that all amendments submitted by compiled into one group as part of the Annual Review	Tom Schleich for HOME Real Estate	108	
F160	Add language that reflects the importance of the Stevens Creek Basin to the development of City and County and reflect the planning guidelines created through the Stevens Creek Basin Initiative	County Board	5	
<i>Comments not Specific to One Chapter or Page</i>				
Mult.	Remove any text incorporating yet to be completed or adopted studies, task forces, maps and plans	Tom Schleich for HOME Real Estate	107	
Mult.	Remove the word "shall" and replace with "will" or "should"	Tom Schleich for HOME Real Estate	107	

Written Requests for Amendments (Public & Private)
As of 12:00 p.m. March 29, 2002

Page 14

Plan Page #	Amendment Request	Name	Request Page #	
Mult.	Incorporate more Public Utilities, Community Facilities and transportation maps	Tom Schleich for HOME Real Estate	107	
Mult.	Edit plan to remove all items that are not now included in city's design standards or zoning ordinances	Rick Krueger et al	67	
Mult.	Enlarge maps so they are easier to read and add color to some that are hard to read	Tom Schleich for HOME Real Estate	107-108	

Memo

To: Planning Commission
From: Jon Carlson
Date: April 3, 2002
Subject: Comprehensive Plan Amendment - Affordable Housing

Home ownership is the foundation upon which successful neighborhoods and communities are built. Citizens should be able to afford to buy a safe and decent home. The plan should recognize the impact of policies and programs on community housing costs.

F:\FILES\PLANNING\CPMR\PC Distributions\carlson cpa affordable housing.wpd



COMPREHENSIVE PLAN AMENDMENT REQUEST

TO: City-County Planning Commission

FROM: Commissioner Jon Carlson

DATE: April 3, 2002

SUBJECT: Priority Areas Amendment and Map

COPIES: Kathleen Sellman, Director of Planning

Based on the discussion and proposed amendments to the Priority Areas, I request the Planning Commission consider the following language and new map Priority Area map. This text builds on the previous private sector proposal, but it includes more area in Priority Area A, than was proposed. It provides for two priority areas rather than three and modifies the language about Priority A and B areas. (I used Priority Areas A and B, rather than I and II, to avoid confusion with Tier I and II.)

A new map has been prepared that generally has about the same area in Priority A and Priority B areas. It adds more Priority A area to the east (Stevens Creek), south, southwest, northwest and north areas.

The amendment to the text on page F 31 is as follows:

PRIORITY AREA PLAN FOR TIER I

Setting Priorities

The top priority for infrastructure improvements is the existing city and areas that are currently under development. In order to provide for the orderly future growth of the city, additional land is identified in Tier I as the next area for improvement. However, the community does not have the financial resources, nor is it necessary, to provide urban services to all of the Tier I area within the next few years. So within Tier I, the community needs to prioritize areas for infrastructure improvements. ~~The Tier I Priority Areas principles divide Tier I into three priorities:~~

Top Priority Area

Area generally within the city limits at the beginning of the planning period. There are still significant infrastructure needs within the existing city and areas currently under development. Some larger projects, such as Antelope Valley, will be ongoing throughout the planning period and will require significant infrastructure resources.



Priority 1 A of Tier I

Areas designated for near term development and are generally contiguous to existing development and should be provided with basic infrastructure within 12 years of the adoption of the plan. Some of the infrastructure required for development may already be in place. This area includes some land already annexed, but is still undeveloped and without significant infrastructure. Areas with this designation are the next priority for infrastructure programming. Some infrastructure improvements may be done in the near term while others, such as road improvements that are generally more costly, may take longer to complete. ~~If a development proposal is within the Priority 1 area that is not scheduled for improvements until later in the CIP, then the developer is responsible for completing the improvements that are not yet programmed in the CIP.~~

Priority 2 B of Tier I

The next area for mid-term development beyond Priority 1 A. ~~Once water and sewer improvements are completed in the first priority area, then these improvements may begin in the Priority Area 2 area, even if other infrastructure items are not yet completed in the Priority 1 areas.~~

Priority 3 of Tier I

~~Areas designated for development after Priority 1 and 2. Currently lack almost all of the infrastructure required to support development. In areas with this designation, the community will maintain present uses until urban development can commence. Infrastructure improvements to serve this area will not initially be included in the City's CIP, but will be considered in the long term capital improvement planning of the various city and county departments.~~

The principles for prioritization and the individual priority areas are described as follows:

Principles for Priority Areas:

- The top priority for the City's Capital Improvement Program (CIP) is to maintain existing infrastructure, provide for new neighborhood improvements and to complete needed improvements for areas already under development.
- Infrastructure improvements should be made concurrent with development.
- ~~As a means of implementing the Plan Vision for multi-directional development, improvements should be provided in as many different areas of the community, at the same time, as possible.~~ In order to implement the Plan Vision, infrastructure should be provided in different directional growth areas. Infrastructure should generally be provided in different directional growth areas, depending upon limited financial resources and if there is development interest in the area.
- ~~Improvements Funds for improvements in new major drainage basins to the southwest (Haines or Cardwell Branch) and to the east (Stevens Creek) should begin at the same time to allow~~

development to occur simultaneously in these basins should provide the opportunity for development to begin in these areas within the next 12 years.

- The community should only approve development proposals that can be adequately served by all public facilities.

- Generally, adequate infrastructure improvements should be completed in all Priority 1 A areas where there is development interest prior to beginning infrastructure in Priority 2 B areas. Within a specific directional growth area, when the infrastructure is complete within a Priority 1 area, improvements should not commence in the Priority 2 area, until the infrastructure is completed in the remaining Priority 1 areas. For example, water and sewer improvements in the southern growth area should not proceed to the Priority 2 area, until water and sewer improvements have been placed in all Priority 1 areas throughout the city.

- It is anticipated that there may be some unique circumstances to warrant consideration of development of land in Priority B, prior to the full completion of improvements in Priority A. The community will consider development in a sub-basin proposals in Priority 2 B areas, before completing all the infrastructure in Priority 1 A areas, if and only if all of the following conditions are met:

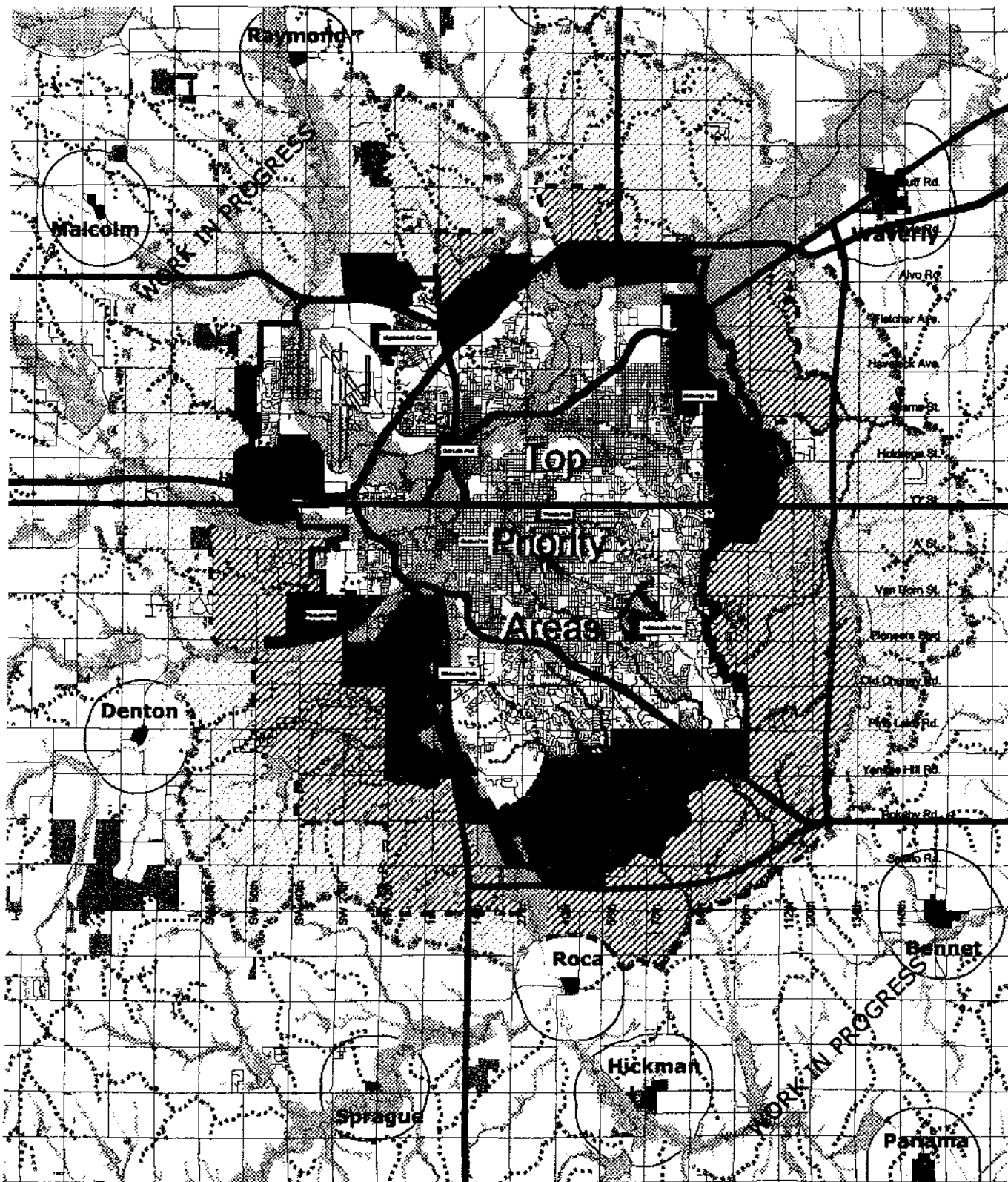
- 1) the project is contiguous to the City and proposed for immediate annexation, and is consistent with principles of the Comprehensive Plan

- 2) the developer provides immediately, at his or her own cost without public reimbursement, all of the necessary infrastructure improvements to serve the proposed development and any other areas that would be served by accepting development in Priority Area 2 area (infrastructure shall include all utilities, roads, fire stations, public safety, parks, trails, schools and library needs.) the developer provides information demonstrating how the necessary infrastructure improvements to serve the sub basin would be provided and financed. The City shall contact other public agencies to obtain their report on the infrastructure necessary to serve the sub basin including utilities, roads, fire service, public safety, parks, trails, schools and library needs.

- 3) there is neither impact to nor changes needed in the Capital Improvement Program, the impact that development in the sub basin will have on capital and operating budgets, level of service, service delivery and Capital Improvement Programs is addressed,

- 4) there is demonstrated an extraordinary substantial public benefit and circumstances that warrant approval of the proposal out of priority order in advance of the anticipated schedule.

- Explore options to permit the City Council to annually adopt a six year Capital Improvement Program to serve as a planning and programming guide.



Tier I - Priority Areas - Version 3.29.02

Lincoln- Lancaster County Comprehensive Plan

Lincoln- Lancaster County, Nebraska

Top Priority - is generally the existing city and areas under development.

March 29, 2002

PLAN VISION

TIER I

Priority A

Priority B

Priority C



PLAN VISION

TIER II



PLAN VISION

TIER III

ACREAGES

PROPOSED FUTURE SERVICE LIMIT

Basins



PRAIRIE



FLOODPLAIN



NORTH

Summary Review of Planning Guidelines



The following excerpts portions of the "Planning Guidelines" developed by the Stevens Creek Basin Initiative Task Force. The Guidelines are organized within 10 broad topics addressing a wide range of urban, rural and environmental factors.

Urbanization

- ☐ "The Stevens Creek Basin is shown in the new City-County Comprehensive Plan for future urbanization. This includes designating certain areas within the City's 'Future Service Limits' with the remaining areas of the Basin shown as future urban reserve."
- ☐ "Within the planning period of the new Comprehensive Plan, urbanization is shown for portions of the western bank of the Basin....Land within the eastern bank of the Basin is kept in low-density rural activities that do not preclude possible future urbanization."
- ☐ "As part of the formulation of a new City-County Comprehensive Plan, designate the western bank of the Basin as within the City's Future Service Limit."
- ☐ "Development is planned to occur sub-basin by sub-basin in a manner contiguous to the existing City of Lincoln."
- ☐ "Urban infrastructure and services are planned and installed to support the logical progression of urban activities in the Basin."
- ☐ "It is anticipated that the initial provision of City infrastructure to support more extensive urbanization in the Basin is included in the City's six year capital improvements program (CIP.)"

Natural and Cultural Resources

- ☐ "The floodway and tributaries of Stevens Creek are preserved and the natural water ways are kept as open space. Channels are allowed to meander. Trees, shrubs and/or grasses are planted in the protected zone to serve as filter strips and wildlife habitat."
- ☐ "Remnant prairie, woodlands, etc., are preserved and restored using voluntary conservation easements, purchase of development rights, or fee-title purchase."



- ☐ "Further inventory and delineate the Basins's valuable historic and cultural assets."
- ☐ "Establish the general principle that the 'lay of the land' is important in developing plans for the Basin."

Agriculture

- ☐ "Find ways to blend both [i.e., farms and urban development], recognizing that land use conflicts will occur during the transition. Consider that farms might continue to exist while surrounded by urban areas."
- ☐ "Use tools such as conservation easements and transfer of development rights to protect prime crop land for agriculture and natural habitat, particularly along Stevens Creek."

Residential

- ☐ "Future growth should be determined by sub-drainage basins, and should deter scattered development."
- ☐ "Preserve areas for acreage lifestyle....Cluster such developments to allow for common sewage systems. Discourage development of large acreage estates."
- ☐ "Prohibit new acreage developments in the western portion of the Basin....In the eastern portion of the Basin, allow cluster-concept acreages consistent with the Guidelines; that is, ensure their eventual conversion to urban densities through initial subdivision design."
- ☐ "The Stevens Creek Basin consists of farms, farmsteads, acreages, suburban, and high density residential development."

Commercial

- ☐ "Plan commercial developments sub-basin by sub-basin along with housing development."
- ☐ "Large commercial areas will be sited near major transportation routes."
- ☐ "Commercial space 'bonuses' are then provided in newer developments that integrate the 'village concept' that serve a neighborhood. Neighborhoods are laid out to incorporate commercial needs that are easily accessible to reduce the use of motor vehicles."

Parks and Recreation

- ☐ "There is a 'green space' corridor along the Stevens Creek watercourse; there is a wilderness type corridor park along Stevens Creek and major tributaries. Stevens Creek is kept in it's present state, connected via trails that provide easy access to the planned communities."
- ☐ "Study park needs based on population projections; determine locations of and begin acquisition for regional parks as growth is planned. Suggested size would be a quarter section (160 acres) or larger."
- ☐ "Forested areas and native grasslands may be protected by conservation easements and private ownership."

Industrial

- ☐ "Industrial development is confined generally to the northern and southern parts of the Basin and along the Bypass transportation corridor outside of the 100 year floodplain. When the East Bypass becomes a reality, some sites may be appropriate along that transportation corridor."
- ☐ "Investigate the need and potential for a technology park in the Stevens Creek Basin."

Community Facilities

- ☐ "Community facilities are incorporated into the neighborhoods so that extensive long distance travel is not needed."
- ☐ "LPS should continue to acquire sites as needed for future schools and develop them as needed, if possible in cooperation with the City Parks and Recreation Department."

Transportation

- ☐ "Stay ahead of development with a system of well planned arterials that gradually upgrade the existing section line roads. Provide for wide rights-of-way to provide for future widening of arterial streets."
- ☐ "The Basin's transportation system should plan for some type of public transit from the Basin into existing downtown. Provision for non-motorized vehicles should be made as needed."

- ☐ "A decision needs to be made soon as to whether there will be an East Bypass and, if so, where it will be located, rights-of-way preserved, and land acquisition begun."
- ☐ "Plan and develop a Basin-wide trail system meeting both recreational and transportation objectives, including the use of some of the Stevens Creek corridor."

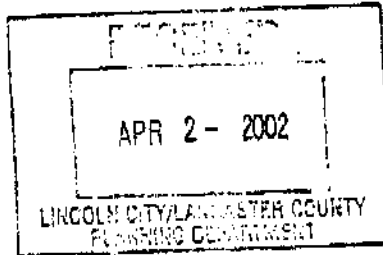
Utilities

- ☐ "Utilities should be sized to accommodate the eventual full urbanization of the Stevens Creek Basin."
- ☐ "Major water and sanitary sewer lines will need to be established through the Stevens Creek Basin. Branch lines will need to be extended as urbanization occurs."

F:\FILES\PLANNING\CPMR\Stevens_Creek_Plan_Sum.wpd

LANCASTER COUNTY BOARD OF COMMISSIONERS

COUNTY-CITY BUILDING
555 South 10th Street, Room 110
Lincoln, Nebraska 68508
Phone: (402) 441-7447
Fax: (402) 441-6301
E-mail: commish@co.lancaster.ne.us



COMMISSIONERS

Kathy Campbell
Bernie Heier
Larry Hudkins
Ray Stevens
Bob Workman

Chief Administrative Officer

Kerry D. Eagan

Deputy Chief Administrative Officer

Gwen Thorpe

MEMORANDUM

TO: Greg Schwinn, Chair, Lincoln-Lancaster County Planning Commission
Kathleen Sellman, Planning Director

FROM: Larry Hudkins, Lancaster County Commissioner *Larry*

DATE: April 2, 2002

RE: Request for Comprehensive Plan Additional Language

Would you please consider inclusion of the following language in the Comprehensive Plan under "Development in Lancaster County, outside of Lincoln":

"The County recognizes that industrial and business development may be appropriate in the rural and agricultural areas of the county, outside the three-mile zone, where determined by the County Board through a special permit."

Thank you for your consideration.

cc: County Board
Lincoln City Council
Mayor Don Wesely

COMPLAN.LH



MOTION TO AMEND

I HEREBY MOVE TO AMEND THE 2025 LINCOLN CITY-LANCASTER COUNTY COMPREHENSIVE PLAN TO READ AS FOLLOWS:

Note: marked changes without shade are the County Board recommendations and the marked changes that are shaded are proposed additions to the County Board recommendations.

STARTING ON PAGE F 71

GUIDING PRINCIPLES FOR RURAL AREAS

Past acreage development has presented many practical problems and dilemmas, such as conflicts with agricultural practices and the "Right to Farm", impact on school districts, volunteer fire departments, and the County rural road network.

Additional problems and dilemmas arise when a growing city or town needs to annex rural acreage areas, such as acreage infrastructure systems are not compatible with urban standards, the potential change in lifestyle of rural acreage owners, financial implications of higher property taxes, and impact on acreage parents and children when the annexation leads to a change in school districts.

These dilemmas must be balanced and solved given the continuing strong consumer demand for country-style living. Lands previously designated in the Comprehensive Plan or zoned for low density residential development must be recognized.

Quality of life, Right to Farm and affordability of housing goals are best balanced and promoted by providing different housing types and choices. "One size does not fit all" applies to acreage residential development as well as urban areas.

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot area) and AGR - Agricultural Residential District (minimum of 3 acres per lot area) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a larger array of land use strategies.



Acknowledge the "Right to Farm" and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages.

Specific areas will be designated so that approximately 6% of the total population in the County can be accommodated on acreages. Grouping acreages together in a specific area enables services to be provided more efficiently, such as reducing the amount of paved roads, generating fewer and shorter school bus routes and more cost effective rural water district service. Grouping also reduces the amount of potential conflict points between farm operations and acreages.

Preserve areas for the future growth of incorporated towns. In accordance with town plans, preserve additional areas in agricultural use, outside of the town's current one mile zoning, for future town growth.

Direct and support residential, commercial and industrial growth in incorporated towns.

In determining areas of higher density rural for assemblies of acreage (200 units or more per square mile), numerous factors will be reviewed, such as but not limited to water and rural water districts, soil conditions, roads, agricultural productivity, land parcelization, amount of existing acreages, plans for urban or town development. Acreages should develop in areas -that best reflect the carrying capacity of that area for acreages. A performance criteria should be developed to review requests for acreage zoning and to determine where these standards can best be met with sufficient quality and quantity of groundwater with a preference for rural water district service as a secondary or primary source-

New urban acreage development is not encouraged in the Plan Vision Tier 1 areas future growth areas for Lincoln, except for areas already zoned, previously designated for acreages or under development, in order to provide areas for future urban growth and to minimize the impact on new acreage development. This will reduce the number of acreage homeowners who would be impacted by annexation in the future. Even though acreages can be designed with infrastructure to city standards, there is still an impact on acreage owners and their families during annexation in terms of changes in school district, the character of the surrounding area and financial implications. Impacts to the acreage homeowners and to the City of Lincoln can be avoided by locating acreages in areas outside of the Tier 1 future urban growth areas.

Individual towns determine whether acreage development should be permitted within their one mile jurisdiction. Some towns have established plans and zoning to permit acreages within their one mile area, such as Denton, Bennet, Firth and Malcom.

These principles are embodied in the following Acreage Development Policy in the adjacent figure. DELETE Acreage Development Policy figure.

Retain the current overall density of 32 dwellings per square mile (20 acre) for all ag zoned land. Provide for an ability to divide two 3 acre lots per "40" acre parcel. This would allow more

flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land.

Provide more bonuses and a lower threshold size for the proven technique of "cluster" development using the Community Unit Plan. This technique has been successful in preserving flexibility while preserving both farmland and environmental resources at the same time.

Development of a performance standard "point system" will allow the location of higher density AGR rural acreage development where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those developments only in those areas where sufficient "points" can be accumulated to justify the development at the requested location.

New 'urban acreage' development should only be permitted in Tier II and Tier III areas of Lincoln and near towns under higher design standards based upon a "build-through" model and without use of sanitary improvement districts. The "build-through" design standards should address:

- a preliminary plat lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;
- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

When the independent study to quantify and qualify the positive and negative economics of acreage development is completed, the county should determine if an impact fee or other development exactions are needed to be sure acreage development is paying its "fair share" of costs.

In order to provide for acreage development to accommodate approximately 6% of the County population, additional areas for acreages are needed. Different regions of the County have different suitability for acreage development. Thus, acreages are more appropriate in some areas than others. Also grouping acreages provides for the most efficient service delivery for rural

~~water districts, schools, and roads and reduces the potential conflict points between farming operations and acreages.~~

~~An analysis was done of the entire County to determine the generalized suitability for acreages. The following factors were reviewed using Geographic Information Systems (GIS) data: soil productivity and agriculture production, existing and planned paved roads, existing rural water, ground water conditions, environmental imperatives such as wetlands, floodplains, threatened and endangered species, parcelization of land and existing splits and development, existing towns - service areas and impacts, animal production activities, and town plans and policies. Areas that were already zoned AGR Agricultural Residential or designated for Low Density Residential in the 1994 Comprehensive Plan, as amended, were also retained.~~

MAP: titled: "Acreage Development Policy"

~~Using information the figures displaces the following geographic distribution:~~

~~Area A is a very low density area to reflect better farming soils, poorer groundwater, a lack of a rural water district, a low frequency of paved roads, the location of wetlands, both saline and fresh water, the location of threatened and endangered species, and the location of native prairie. Overall, there would be approximately eight dwellings per square mile, or less. Currently, many portions of this area have as few as one or two dwelling units per square mile.~~

~~Area B, to the east, south, and southeast of Lincoln generally is an area of less productive soils, better access to paved roads, little impact on wetland and native prairie and generally better ground water or rural water availability. This area has selected opportunities for groupings of acreage subdivisions. Typically areas zoned AGR with a minimum 3 acre lot size leads to approximately 200 dwellings per square mile. Until identified specific grouping are identified after consultation with local property owners and towns, the existing zoning would remain. These groupings of acreages would allow for acreages to be within 4 to 5 miles of Lincoln, and to maximize use of existing paved roads and rural water district service.~~

~~Sub areas within the B area are;~~

~~B East to the east has Hwy 34 ("O" Street) access, rural water and a proximity to both Stevens Creek and Eagle acreage development, in Cass County.~~

~~B South East has rural water, generally good road access (via Hwy 77, 2 and 43) and support services in Bennet, Hickman, Roca, Sprague and Panama.~~

~~B South is centered around Firth. It is similar to the B 2 area but lacks rural water, in part due to excellent ground water.~~

~~Area C, to the south west of Lincoln around Hallam and Sprague. This area has generally good ground water but is not in a rural water district and does not have as many paved roads. This area has not had much acreage activity yet except near the State Lakes and Crete. It is suggested~~

~~to remain generally in agricultural use with the same residential density as the current zoning permits.~~

Introduced by:

Strategies for Rural Areas

An acreage annexation policy should be included in the Comprehensive Plan that is clear on when and how acreages will be annexed.

The City and County, in cooperation with other cities and towns, should undertake an independent study to quantify and qualify the positive and negative economic (e.g. cost of services, tax base, multiplier effect opportunities for future employment) and quality of life impacts associated with acreage development and other land uses (e.g. commercial, industrial, agricultural acreages and farm residential) both within and outside the extra-territorial area of cities and towns within Lancaster County. The study should include a review of policy issues and options such as the build through concept, lot size, acreage standards, acreages and town relationships, acreages and sensitive areas, agriculture, acreage clusters, desired acreage population, acreage size and land use consumption and AGR zoning. The study should be used as a tool to better manage acreage policy. The study should be finished one year after the adoption of the Comprehensive Plan, in the interim, outside of Tier I, II and III, property owners that demonstrate sufficient natural conditions, resources and access to public services, may continue to deviate from the Acreage Development Policy of the Plan.



April 3, 2002



Lincoln City/Lancaster County Planning Commission
County-City Building
555 South 10th Street
Lincoln, NE 68508

Dear Commissioners:

This letter is Lincoln Electric System's response to a request that has been made to amend the draft Comprehensive Plan by including the following language: "Within the city of Lincoln, implement a phased program to relocate overhead utility lines underground."

LES opposes the requested amended because it would cause an undue financial burden on electric rate payers within the city.

LES has an aggressive underground policy. Since 1972 we have moved from serving about 8% of customers with underground facilities to having more than 63% served by underground facilities at the end of 2001. We have actively pursued installing all new distribution lines of less than 15,000 volts underground. When existing overhead distribution lines are relocated or replaced, we review the engineering and financial feasibility of placing those lines underground.

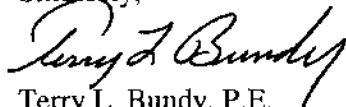
The key is practicality. Where practical, LES will continue to build underground distribution lines. We do not consider it financially feasible to place all existing overhead distribution facilities underground. We estimate the cost of burying the 650 miles of existing overhead lines to be more than \$500 million. Even a phased approach would be very expensive. If LES raised rates by 18% and allocated that increased revenue to putting facilities underground, it would take 20 years to accomplish the task. These estimates do not consider the cost of placing the higher voltage (115,000 volts to 345,000 volts) transmission lines underground. We have more than 220 miles of high voltage transmission lines in and around Lincoln. The cost for burying high voltage transmission lines is several times higher than that of burying distribution facilities.

A similar underground issue was raised after the 1997 snowstorm that caused many outages. We reviewed the costs and other impacts of placing everything underground with the City Council in early 1998. The Council agreed that such a plan was impractical and cost prohibitive.

The Comprehensive Plan Vision states, "The Plan therefore is a combination of practicality and vision, ..." (Page VI PC Review Draft February 6, 2002) LES agrees with this goal and vision statement. We intend to continue an aggressive underground policy where practical.

Thank you for considering these comments.

Sincerely,


Terry L. Bundy, P.E.
Administrator and CEO

E-mail:
tbundy@les.com

Phone #:
(402)473-3392

FAX #:
(402)475-9759



TLB:cls

Proposed Comprehensive Plan Amendment Text:

Community-Wide Mobility Review

- Add the following text to page F-110 of the February 6, 2002, draft Comprehensive Plan, under the "Proposed Studies" section of the "Mobility and Transportation" element:

"Community-Wide Mobility Review of those groups whose transportation and mobility needs are not being met today. Early in the planning effort, groups comprising this portion of Lincoln and Lancaster County's population should be identified, including unique transportation and mobility characteristics. The study should consider at a minimum alternative approaches for providing transportation services to these groups, level of service characteristics, and funding options. The study to be completed within approximately two years from the adoption of this Plan."

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Amendment to Page F 37 and 38, in lieu of designating new centers at this time without knowing the transportation, land use and financial impact of those centers, nor a full consideration of all possible locations, amend the Plan as follows:

Commercial and Industrial Development Strategy

The commercial and industrial development strategy presented below seeks to fulfill two notable objectives: (1) the approach is designed to provide flexibility to the marketplace in siting future commercial and industrial locations; while at the same time (2) offering neighborhoods, present and future home owners, other businesses, and infrastructure providers with a level of predictability as to where such employment concentrations might be located. Balancing these two objectives in a meaningful way will require diligence, mutual understanding, and an ongoing planning dialogue.

The Plan identifies eleven new major industrial and commercial centers in Tier I. However, in the long term new centers should be identified in Tier II in order to facilitate planning in the Tier II area. The general principles for locating new commercial/industrial centers within the city limits, in Tier II, should be identified within the next five years based on the guiding principles of the Plan, such as the impact on the transportation network, financial tax base and utilities

General Principles for All Commercial & Industrial Uses

Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages
- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity • commercial development should be linked to the implementation of the transportation plan
- compatible with existing or planned residential uses
- accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

